BILL GARRETT, Davidson County
Trans:T20160017407 DEEDWARR
Recvd: 03/03/16 08:44 2 pgs
Fees:13.00 Taxes:1072.63
20160303-0020211

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Donna Lynn Clarke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2016.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN SANDERS, ET UX	New Owner	**095-08-0-086.00** **095-08-0-087.00**
(NAME) **257 GRAYLYNN DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DONNA LYNN CLARKE, UNMARRIED, AND ROBERT SCOTT CLARKE, UNMARRIED, AS THE PERSONAL REPRESENTATIVES OF THE ESTATE OF DORA G. CLARKE, ALSO KNOWN AS DORA GIVENS CLARKE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN SANDERS AND SARAH SANDERS, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 9 and a Reserved Strip lying southeasterly of said Lot No. 9 on the Plan of Spring Valley Acres, of record in Book 2854, page 60, Register's Office for said county, described together as follows:

Beginning at a point in the easterly margin of Graylynn Drive at the southwest corner of said Lot No. 9; thence with the margin of Graylynn Drive northerly 198 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.3 feet to a monument in the southerly margin of an unnamed street; thence with the margin of the same, southeasterly 203.9 feet to a monument in the easterly line of said Subdivision; thence South 42° 22' West 245 feet to a corner post; thence North 61°55' West 194.3 feet to the point of beginning.

Being the same property conveyed to Dr. Donald G. Clarke and wife, Dora Givens Clarke, by deed from E. E. Alsup and wife, Zelma J. Alsup, of record in Book 3369, page 609, dated March 28, 1962, said Register's Office. The said Donald G. Clarke having since died on or about June 23, 2006, leaving Dora Givens Clarke as the surviving tenant by the entirety. The said Dora Givens Clarke having since died, on or about March 23, 2015. The Will of Dora G. Clarke having granted the authority to the executor to convey the property without the joinder, consent or approval of any heir, beneficiary, court or other person. See Docket No. 15P-596, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to matters shown on the Plan of record in Book 2854, page 60; Restrictions of record in Book 1787, page 281, Book 1975, page 45, and Book 2956, page 311; and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****DORA G. CLARKE, DORA GIVENS CLARKE, AND DORA LOU GIVENS CLARKE ARE ONE AND THE SAME PERSON****

Unimproved ( )
This is improved(X) property, known as **257 GRAYLYNN DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1 day of March, 2016.

Donna Lynn Clarke

DONNA LYNN CLARKE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DORA G. CLARKE

Robert Scott Clarke

ROBERT SCOTT CLARKE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DORA G. CLARKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Donna Lynn Clarke and Robert Scott Clarke, as Personal Representatives of the Estate of Dora G. Clarke**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of March, **2016**.

My Commission Expires: **November 5, 2018**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076